



Working Towards A Golden Tomorrow

RERA Registration No.

RERAHPSOP 11170014



SANAWAR HILLS

villas | cottages

Kasauli - Himachal Pradesh

premier, perfect, prestigious destination

a paradise, not so far...



## the success

Life enhancing developments....  
the mega master planning....  
innovative engineering.... harmonious,  
sustainable, mixed used communities.... delivered  
with Vision, Passion, Creativity & Commitment. That's the  
world of JLPL....

The shape of our cities is the shape of our life and the shape of our life is the shape of our future. With this belief, Janta Estates and Housing Development Limited, envisaged in 1995, developed innumerable glorious landmarks and grew into Janta Land Promoters Limited, an integrated Real Estate Master Developer in 2003. With JLPL diversifying across multiple verticals, the Company has recently evolved into Janta Land Promoters Pvt. Ltd.

Ever since its inception, the Company is deeply involved in the development of Residential & Commercial Sectors with the latest and advanced technology, infrastructure and services at Mohali and across other cities of Punjab. Janta Group, a pioneer in setting up and promoting infrastructure, has already developed & delivered a Mega-Township of 401.18 acres that sprawls over Sectors 90, 91 as well as a part of Sector 82, Mohali.

After the phenomenal success of its projects, JLPL has recently launched one of the largest integrated Green Destinations of I.T. Towers, Built-Up Industrial Units, Malls & Multiplexes, Business Centres, 5 Star & 4 Star Hotels, Healthcare Facilities and Residentials. JLPL is the first private entity to get approvals for Super Mega Mixed Use Integrated Industrial Park at Mohali. This project is spread over 263.38 acres and falls under Sectors 66-A, 82 and 83 of Mohali.

Falcon View, a world class residential project with luxury apartments of 3BHK + Servant Accommodation and 4BHK + Servant Accommodation is a grand success and an unparalleled architectural marvel.

The group aheads with its latest project, Galaxy Heights, 2 BHK Apartments, sprawling over 4.12 acres. The 6 residential towers are aesthetically designed to provide you with qualitative living supported by a Club House and Swimming Pool besides affording complete privacy and beautifully landscaped spaces.

Continuing with the legacy of providing the best, JLPL has expanded their presence to Himachal with Premium, Independent and Freehold Luxury Villas, opposite the world renowned 'Lawrence School' under the name of "Sanawar Hills" amidst mesmerizing beauty of Pines and nostalgic surroundings. Coming with a premium Club House, exclusively and aesthetically crafted Villas have been created for the few elite who know how to make their dreams come true !

Another architectural marvel, stunningly beautiful and affordable, Sky Gardens, a 2BHK +1 Residential Project with a dedicated Club House & Swimming Pool, rises at the coveted site of JLPL Sector 66A Mohali.

Canal View Enclave is a gated community spread across 100 verdant acres developed by JLPL in Ludhiana's most coveted region on the Southern Bypass Road.

With our creations, let your happiness ascend to the pinnacle...

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5 STAR AND 4 STAR HOTELS

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RESIDENTIALS

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BUSINESS CENTRES

---

MALLS AND MULTIPLEXES

---

COMMERCIALS

---

HIGH-END EDUCATION-INSTITUTIONS

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Regency Heights Sector 90 (Delivered)



IT Twin Tower Sector 66-A



Falcon View Sector 66-A





Sanawar Hills, sprawling over 9.19 acres is a splendid subtle of comfort, luxury and relaxation with 39 premium free-hold luxury villas and community centre/club house with all the modern amenities. Live securely with your loved ones in a gated community set amidst tall pine trees.

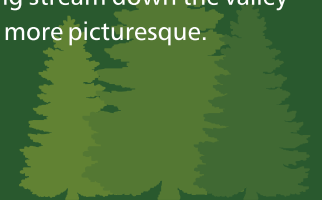
Surrounded by centuries of history and exceptional architecture, the Sanawar Hills is in the heart of Kasauli. The site is located at Village Khadog, Kasauli in Himachal Pradesh and lies opposite Internationally renowned Lawrence School, approximately 6 Kms from Kasauli City Centre and approx 9 Kms from Dharampur on the highway to Shimla. The approach to the site is from the road opposite the entrance of Lawrence School, Sanawar.



### **Welcome to Kasauli**

Himachal Pradesh happens to be a state blessed with immense natural beauty by mother nature and had been the summer capital of British India. After significant achievements in Punjab, JLPL is now developing a world class gated community with a premium club house at Sanawar near Kasauli.

A truly exclusive location in the proximity of two of city's most celebrated landmarks, Lawrence School of Sanawar and Kasauli Church of the Upper Bazaar, you're guaranteed unforgettable memories for life! Listen to the whistling sound of wind passing through the beautiful pine trees. The gushing stream down the valley in the backdrop makes it all the more picturesque.







## ...landmark at God's own land

Let the canvas of life glow...

Adorned with a vibrant creativity Sanawar hills are all ready to capture you by the feel, form and color of life.

Rarely comes an opportunity where one can own a part of this real estate gem. What you thought impossible before is now ready for transformation into a reality.

Welcome to awesome Sanawar Hills at Kasauli.







ACTUAL VIEW FROM THE VILLA

## JLPL treasuring life

Away from the fringes of urban regions, Sanawar Hills is an oasis of calm. The villas built with a touch of warmth, using combination of marble / granite / vitrified tiles and wooden flooring, are all set to delight its masters.

The opulent stylish villas with balconies offer exquisite views and one to one tete-a-tete with nature which beckons you to experience new peaks of luxury. As a proud owner, you will love the plush, stylish villas designed for heart warming comfort and effortless

elegance. Clean, functional layouts let you maximize your living space for unbounded pleasure. An environment that embraces sophistication inside-out.

It is a collection of marvels and has people at its heart. Every detail is designed to leave you feeling contented, cared for, relaxed and revitalized. Explore the quiet lanes, go for long walks while humming your favorite song, enjoy the chirping of the birds, wonder at the architectural skills of nature.

Be pampered by the convenience of being close to nature. Own the beautiful views of the nature day and night from your own villa that boasts of high-end finishes and fittings within your space. Luxuriate with 7.6 Ft. high solid hardwood entrance door, ceilings with mix and match of wood, windows with toughened glass. The amenities ensure excellence in durability, functionality and style.

Let your world begin here on a mesmerizing note at Sanawar Hills...



ACTUAL PHOTOGRAPHS OF THE VILLA







where nature melts in joy with whiffs of **natural bouquet** and secret spells



ACTUAL VIEWS

## salient features

- 60 kms from Chandigarh, 70 kms to Shimla and just 1.5 kms from reputed Lawrence School at Sanawar.
- Self-contained mini civilisation amidst pristine, untouched environs in the beauty and serenity of the Kasauli Hills.
- Free-hold Independent detached villas.
- Green verdant landscape with pedestrian walkways and natural pine vegetation.
- Common premium Club House facility for young and old with Restaurant, Billiard Room, Card Room, Carrom.
- Approximately 80% open and green spaces.
- Wide roads and campus with ornamental street lights.
- Fenced campus with 24 hours manned security for the complex. Electronic surveillance system.
- Fire prevention and fighting as per safety norms.
- Energy efficient product. Rain water harvesting system.
- Dedicated car park for each villa.
- Independent servant room with toilet in every villa.
- 24 hours water supply.
- Underground LV / LT / HT Network.

### Transportation

- Nearest Airport - Chandigarh
- Helipads - Kasauli & Dagshai
- Railway Stations - Dharampur & Kalka
- Bus Stand - Dharampur

### Weather

- Excellent climate conditions throughout the year.
- Summer (Mar-Sep) temp. ranges between 15° to 25°
- Winter (Oct-Feb) temp. ranges between 2° to 14°
- The Monsoons are pleasant with moderate rainfalls

### Education

- World renowned Lawrence School Sanawar - 1.5 kms
- Pinegrove School - 4 kms
- St. Mary's School Kasauli - 7 kms
- Army Public School - 13 kms
- Central Research Institute (C.R.I) - 6 kms

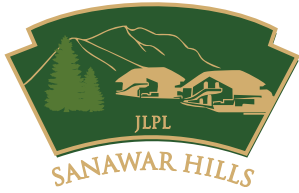




Actual Photograph of the Villa

a place where you can enjoy and explore, the never ending moments of 'joy and bliss'





## Typical Floor Plan - Type A



| Ground Floor |



| First Floor |

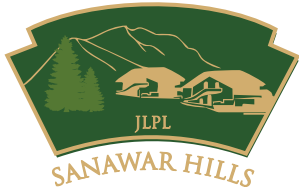


| Second Floor |

All dimensions are in mm







## Typical Floor Plan - Type B



| Ground Floor |



| First Floor |



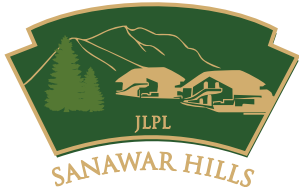
| Second Floor |

All dimensions are in mm









## Typical Floor Plan - Type C



| Ground Floor |



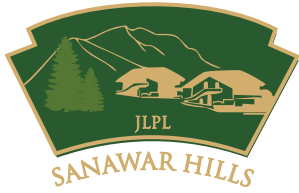
| First Floor |



| Second Floor |

All dimensions are in mm





## Typical Floor Plan - Type D



| Ground Floor |



| First Floor |



| Second Floor |

All dimensions are in mm







## Typical Floor Plan - Type E



| Ground Floor |



| First Floor |

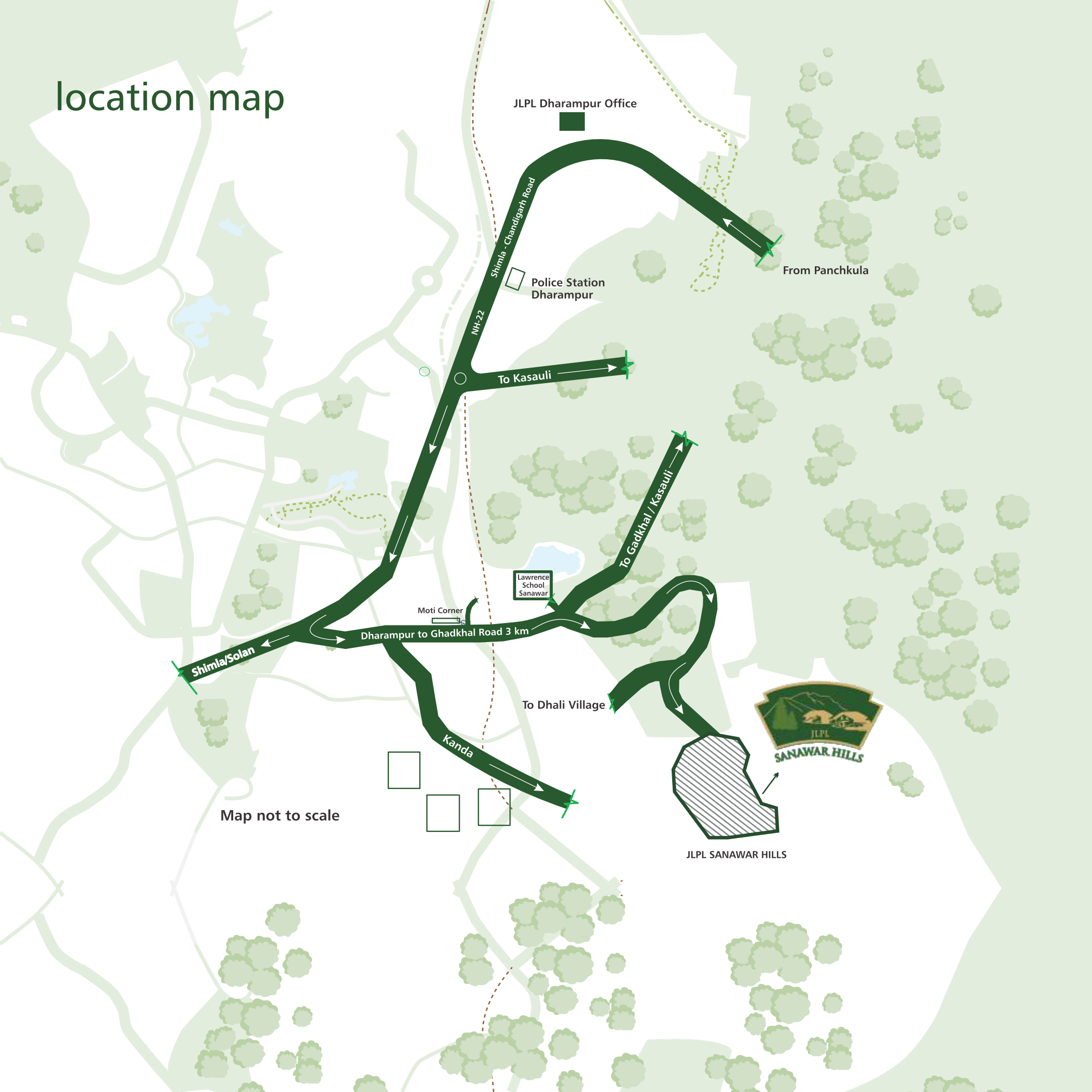


| Second Floor |

All dimensions are in mm



# location map



JLPL Dharampur Office

Shimla - Chandigarh Road  
NH-22

Police Station  
Dharampur

From Panchkula

To Kasauli

To Gadkhal / Kasauli

Lawrence  
School  
Sanawar

Moti Corner

Dharampur to Ghadkhal Road 3 km

Shimla/Solan

To Dhali Village

Kanda



JLPL SANAWAR HILLS

Map not to scale

# technical specifications

## STRUCTURE

Earthquake resistant RCC frame structure.

## EXTERIOR FINISHES

Wall cladding – wooden, exterior tiles / stone finish texture or mix match.

## DRAWING ROOM

**Fireplace** : Exclusive designer fire place.

**Floor** : Marble / Tile finish or mix match.

**Walls** : Plaster with POP punning with plastic emulsion / texture / wall papers or mix match.

**Ceiling** : POP punning with plastic emulsion / False ceiling finished with POP / wooden / texture / wall papers or mix match.

**Staircase** : MS / Glass Railing or mix match.

**Lift** : Lift in each villa.

## DINING & PASSAGE ROOM

**Floors** : Marble / Tiles or mix match.

**Walls** : Plaster with POP punning & Plastic Emulsion.

**Ceiling** : POP punning with plastic emulsion / False ceiling finished with POP / wooden / texture / wall papers or mix match.

## MASTER BEDROOM

**Floors** : Laminated wooden flooring.

**Walls** : Plaster with POP punning with plastic emulsion / texture / wall papers or mix match.

**Ceiling** : POP punning with plastic emulsion / False ceiling finished with wooden / POP / texture / wall papers or mix match.

**Cupboards** : Modular cupboards with PU / Veneered / Laminate finish or mix match.

## OTHER BEDROOM

**Floors** : Vitrified Tiles.

**Walls** : Plaster with POP punning with plastic emulsion.

**Ceiling** : POP punning with plastic emulsion / False ceiling finished with POP with plastic emulsion.

**Cupboards** : Modular cupboards with PU Gloss / Veneered / Laminate finish or mix match.

## BALCONIES

**Floors** : Antiskid Ceramic Tiles / Stone Finish.

**Railing** : MS Railing.

## SERVANT ROOM

**Floors** : Ceramic Tiles.

**Walls** : Plaster & painted with pleasing shades of OBD.

**Ceiling** : Plaster & painted with pleasing shades of OBD.

## KITCHEN

**Floors** : Anti-skid Ceramic Tiles / Marble or mix match.

**Walls** : Ceramic tiles/Stone up to 2' height above the counter level and rest POP punning & painted with pleasing shades of plastic emulsion.

**Ceiling** : POP punning with plastic emulsion / False ceiling finished with POP with plastic emulsion.

**Counter Top** : Granite counter with stainless steel sink.

**Cabinet** : Modular kitchen cabinets with PU Gloss / Veneered finish or mix match.

## TOILETS

**Floors** : Anti-skid Ceramic Tiles / Marble.

**Walls** : Ceramic Tiles.

**Fittings & Fixtures** : Wall hung WC, washbasin of matching shades. Diverter, provision for hot & cold water system.

**Shower** : Glass water curtain in Master Toilet.

**Counter Top** : Granite / Italian marble.

**Vanities** : Premium finish.

**Bath Ware Fixtures** : Premium single lever fixtures.

## DOOR & WINDOWS

**Main Door** : Seasoned Hardwood Frames with Premium quality hard wood door.

**Internal Doors** : Seasoned hardwood frames with both side laminated flush door shutters.

**External Windows & Doors** : UPVC with toughened glass.

## ELECTRICAL

**Wiring** : FRLS Copper concealed.

**Switches/Socket** : Premium modular shock resistant.

**Telephone / Data** : Telephone, TV, Internet, Cable pre-wired in all rooms.



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## **JANTA LAND PROMOTERS PVT. LTD.**

Infrastructure Development | Integrated Townships | Industrial Parks

### **CORPORATE OFFICE**

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